

City Council Introduction: **Monday**, May 21, 2001  
Public Hearing: **Monday**, June 4, 2001, at **1:30 p.m.**

Bill No. 01R-125

## **FACTSHEET**

**TITLE:** SPECIAL PERMIT NO. 1386B, Amendment to the WINDHOEK 4<sup>th</sup> ADDITION COMMUNITY UNIT PLAN, requested by Olsson Associates on behalf of Richard and Ann Hudson, to add one single family acreage size residential lot, including requests to waive sidewalks, street trees, street lighting, landscape screens and stormwater detention, on property generally located at South 112<sup>th</sup> Street and Van Dorn Street.

**STAFF RECOMMENDATION:** Conditional Approval

**ASSOCIATED REQUESTS:** Change of Zone No. 3319 (01-85).

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: Consent Agenda, 05/02/01  
Administrative Action: 05/02/01

**RECOMMENDATION:** Conditional Approval (8-0: Bayer, Carlson, Duvall, Krieser, Newman, Schwinn, Steward and Taylor voting 'yes'; Hunter absent).

### **FINDINGS OF FACT:**

1. This amendment to the Windhoek 4<sup>th</sup> Addition Community Unit Plan and the associated Change of Zone No. 3319 were heard at the same time before the Planning Commission.
2. The Planning staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.4, concluding that the proposal is in compliance with the Comprehensive Plan and represents a minor change to the existing community unit plan by adding one lot. The conditions of approval are set forth on p.5-6.
3. This application was placed on the Consent Agenda of the Planning Commission on May 2, 2001, and opened for public hearing. No one came forward to speak.
4. The Planning Commission agreed with the staff recommendation.
5. The Site Specific conditions of approval required to be completed prior to scheduling this application on the Council agenda have been submitted by the applicant and approved by the reviewing departments.

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** May 14, 2001

**REVIEWED BY:** \_\_\_\_\_

**DATE:** May 14, 2001

**REFERENCE NUMBER:** FS\CC\FSSP1386B

**LINCOLN CITY/LANCASTER COUNTY PLANNING DEPARTMENT**  
**COMBINED STAFF REPORT**

**P.A.S.#:** Windhoek 4th Addition  
Special Permit #1386B, Community Unit Plan  
Change of Zone #3319 from AG to AGR

**Date:** April 16, 2001

Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

**PROPOSAL:** Gary Bredehoft, Olsson Associates, on behalf of Richard and Ann Hudson, has applied for a Change of Zone from AG to AGR, and an amendment to the Special Permit to add one lot to the Windhoek Community Unit Plan, generally located at South 112<sup>th</sup> Street and Van Dorn Street.

Requested waivers:

1. Section 26.27.020 Sidewalks
2. Section 26.27.090 Street trees
3. Section 26.27.070 Street lighting
4. Section 26.27.080 Landscape screens.
5. Section 28.23.105 Storm water detention

**GENERAL INFORMATION:**

**CONTACT:** Gary L. Bredehoft  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508  
(402) 474 - 6311

**DEVELOPER:** Richard and Ann Hudson  
11403 Van Dorn  
Lincoln, NE 68461  
(402) 488 - 3366

**OWNER:** Richard and Ann Hudson  
Husband and Wife

**LOCATION:** East of S. 112<sup>th</sup> Street and north of Van Dorn.

## **LEGAL DESCRIPTION:**

A tract of land composed of Outlots 'A' and 'C', Windhoek Addition, and Lots 2 and 3, Block 1, and Lots 1,2,3 and 4, Block 2 and Lot 1, Block 3 and Outlots 'A' and 'B' Windhoek 2<sup>nd</sup> Addition, and Lot 1, Block 1 and Outlot 'A', Windhoek 3<sup>rd</sup> Addition, All located in Section 31, Township 10 North, Range 8 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska.

**EXISTING ZONING:** AG Agriculture

**SIZE:** 102.65 acres, more or less (Outlot "A") for the Change of Zone and 153.65 acres, more or less in the Community Unit Plan.

**EXISTING LAND USE:** Farmland and equestrian use, as part of an existing Community Unit Plan.

**SURROUNDING LAND USE AND ZONING:** Walton to the north. Agriculture to the east and west. Single family acreages to the south. Zoned AG on all sides with a special permit for a community unit plan on this and the land to the south and east.

**COMPREHENSIVE PLAN SPECIFICATIONS:** IN CONFORMANCE. The 1994 Lincoln/ Lancaster County Comprehensive Plan , figure 16, Lincoln's Land Use Plan, shows this as Residential, Low Density. This was shown for acreages in the 1994 Plan.

**HISTORY:** Changed from AA Rural and Public Use to AG Agriculture zoning in the 1979 zoning update. Windhoek Community Unit Plan was approved in December of 1990. Administrative Amendments have been approved in 1991, 1992 and 1999. An amendment for streets was approved in March 1995. The final plat for Windhoek was approved in 1991.

## **SPECIFIC INFORMATION:**

**DESCRIPTION OF PROPERTY:** The property is farm land and a designated equestrian area for the acreage community unit plan. The area for the proposed new dwelling unit is separated from the balance of the outlot by a creek and wooded area.

## **UTILITIES & SERVICES:**

- A. **Sanitary Sewer:** A private waste water system is proposed.
- B. **Water:** An Individual well is proposed.
- C. **Roads:** South 112th Street ,120<sup>th</sup> and Van Dorn are gravel county roads. "A" street is a paved county road.
- D. **Parks and Trails:** The MO Pac trail is just north of this area.
- E. **Public Service:** This area is served by the Southeast Rural Fire District and LES.

F. **Schools:** This is in the Waverly School District.

**ENVIRONMENTAL CONCERNS:** There are no historic resources identified in this parcel. There is FEMA 100 year flood plain along the creek between the proposed Lot One and the new Outlot.

**REGIONAL ISSUES:** City growth, the current development of the Comprehensive Plan and development of Stevens Creek.

**ALTERNATIVE USES:** Remaining an Outlot with no additional dwellings.

**ANALYSIS:**

1. This is a request for a Change of Zone from AG Agriculture to AGR Agriculture Residential District and an amendment to the Community Unit Plan to add 1 additional single family, acreage size, residential lot. An administrative final plat will be filed to create the one lot proposed.

2. The current Community Unit Plan is at maximum density (8 units ) under the AG zoning. A change of zone is required to add any units. The change of zone on this 102.65 acres will raise the potential units available by about 27 units.

3. This is in conformance with the Lincoln and Lancaster County Land Use Plans. The area is shown as Low Density Residential on the Future Land Use Plan (figures 16 and 17) and as Urban Reserve in the Lincoln Service Limit and Phasing Plan (figure 65).

4. LES is requesting easements.

5. The County Engineers' notes no objection.

6. Public Works notes no objections.

7. The applicant is requesting waiver of sidewalks, street trees, street lights, stormwater detention and landscape screens. The requests are reasonable as this reflects the rural nature of the area, has lots over one acre in size and will not be annexed at this time, and complies with all considerations of section 26.27. The same waivers apply to the current CUP.

8. Health Department notes that water should not be a problem in this area. Sewage disposal is proposed as an individual system. Soils, floodplain and high ground water may restrict the ability to use a septic system.

**CONCLUSION:**

This proposal is in compliance with the comprehensive plan and represents a minor change to the existing Community Unit Plan by adding one lot. Any additional changes will require additional amendments to the plan as approved.

## **STAFF RECOMMENDATION:**

### **Special Permit #1386B    Conditional Approval**

#### Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

#### 1.1 Revised the site plan to show;

- 1.1.1            Revise note #4 to reflect access for Lot 1 Windhoek 4<sup>th</sup> Addition.
- 1.1.2            Show the easements requested by Lincoln Electric System.
- 1.1.3            Show the 100 year flood plain and flood way.
- 1.1.4            Revise note #9 to reflect “site” not “plat”.
- 1.1.5            Revise note #8 to remove “Preliminary Plat”.
- 1.1.6            Revise the approval block to remove “Preliminary Plat”.
- 1.1.7            Add a note that lagoons shall not be prohibited if a septic system can not be approved.
- 1.1.8            Add a note to reflect the lowest building opening shall be 1' above the 100 year flood plain elevation.
- 1.1.9            Revise the Legal Description to show all the Community Unit Plan.
- 1.1.10           Revise the vicinity map to show all of the CUP.
- 1.1.11           Revise the site plan to show the boundary of the entire CUP.

#### General:

2. This approval permits a total of 9 dwelling units.

3. Before receiving building permits:

- 3.1 The permittee shall submit a permanent reproducible final site plan as approved and three copies to the Planning Department.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:

4.1 Before occupying this additional dwelling unit, all development and construction is to comply with the approved plans.

4.2 All privately-owned improvements are to be permanently maintained by the permittee, its successors and assigns

4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

4.5 The City Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.

5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Michael DeKalb, AICP  
Planner

## **SPECIAL PERMIT NO. 1386B**

### **CONSENT AGENDA**

### **PUBLIC HEARING & ADMINISTRATIVE ACTION**

### **BEFORE PLANNING COMMISSION:**

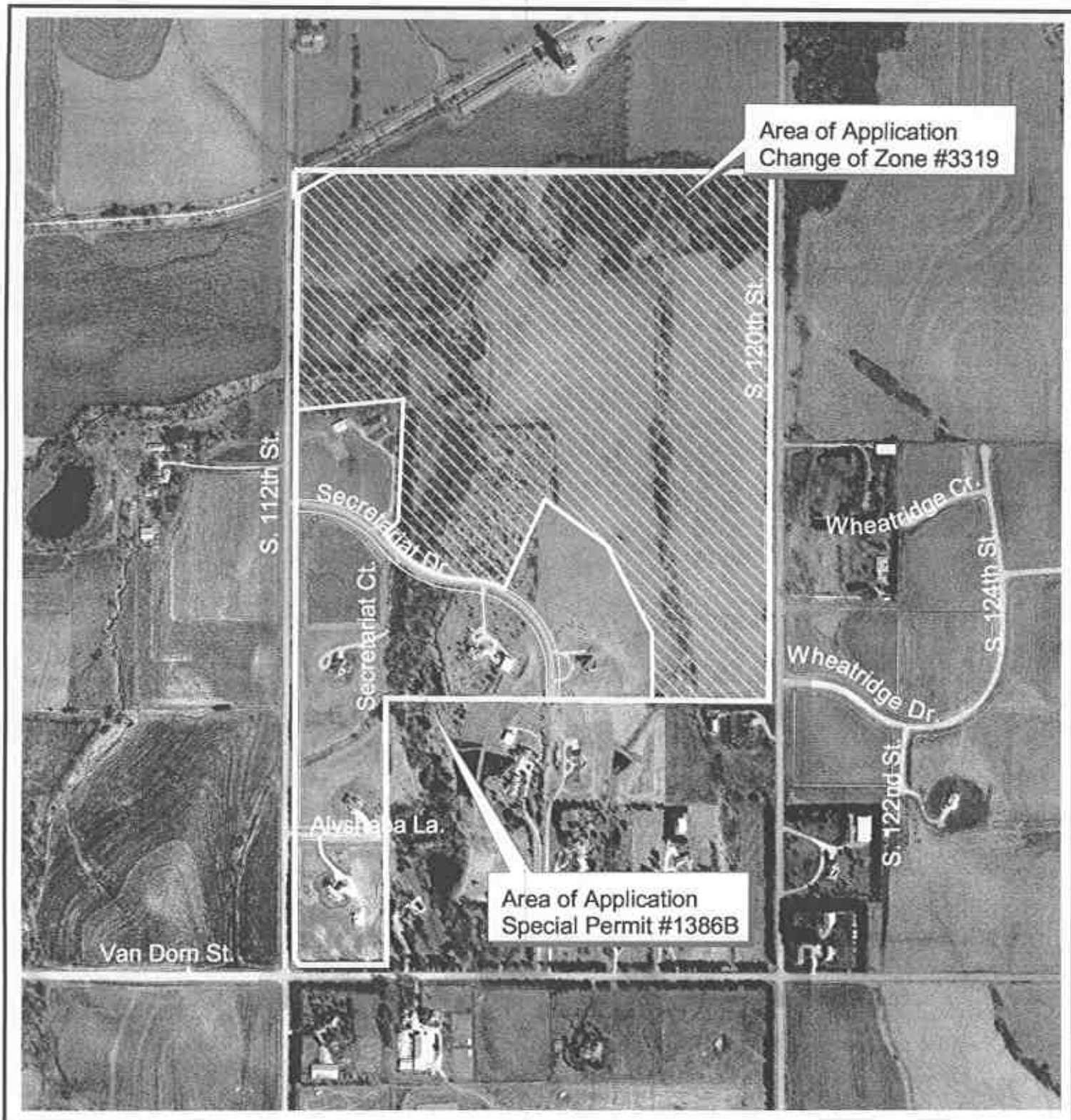
May 2, 2001

Members present: Bayer, Carlson, Duvall, Krieser, Newman, Schwinn, Steward and Taylor; Hunter absent.

The Consent agenda consisted of the following items: **CHANGE OF ZONE NO. 3322, CHANGE OF ZONE NO. 3319, SPECIAL PERMIT NO. 1386B, USE PERMIT NO. 137, SPECIAL PERMIT NO. 1161A, SPECIAL PERMIT NO. 1322F, SPECIAL PERMIT NO. 1887, SPECIAL PERMIT NO. 1906, SPECIAL PERMIT NO. 1912 AND WAIVER OF DESIGN STANDARDS NO. 01002.**

Steward moved to approve the Consent Agenda, seconded by Schwinn and carried 8-0: Bayer, Carlson, Duvall, Krieser, Newman, Schwinn, Steward and Taylor voting 'yes'; Hunter absent.

Note: This is final action on Special Permit No. 1161A, Special Permit No. 1322F and Special Permit No. 1906, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.



**Change of Zone #3319  
Special Permit #1386B  
S. 112th & Van Dorn St.**



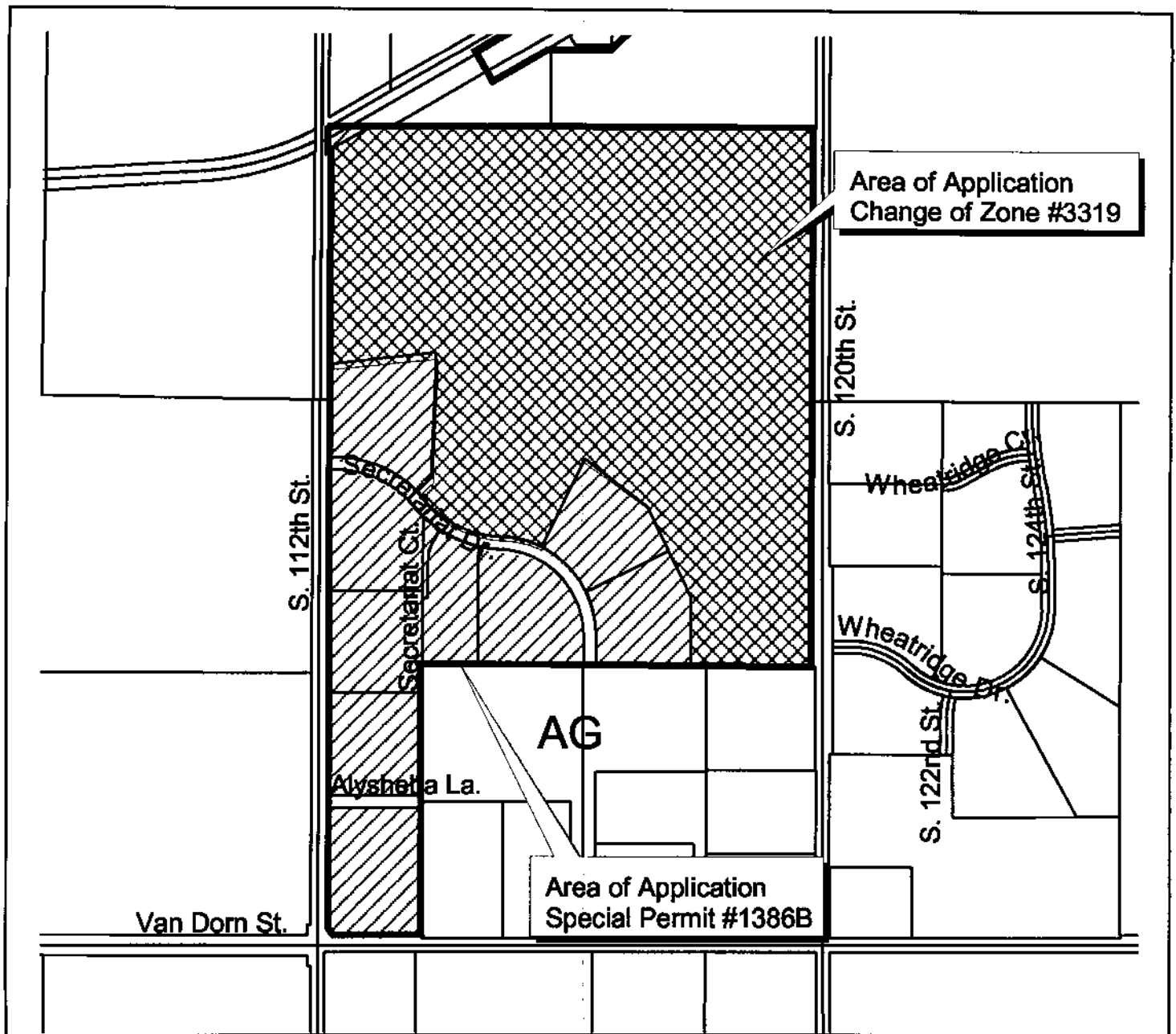
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Date: 4-16-01

Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.



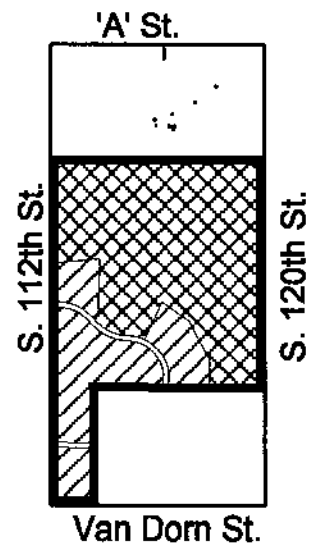
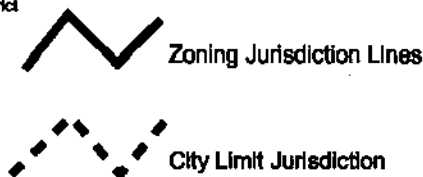


# **Change of Zone #3319** **Special Permit #1386B** **S. 112th & Van Dorn St.**

## **Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

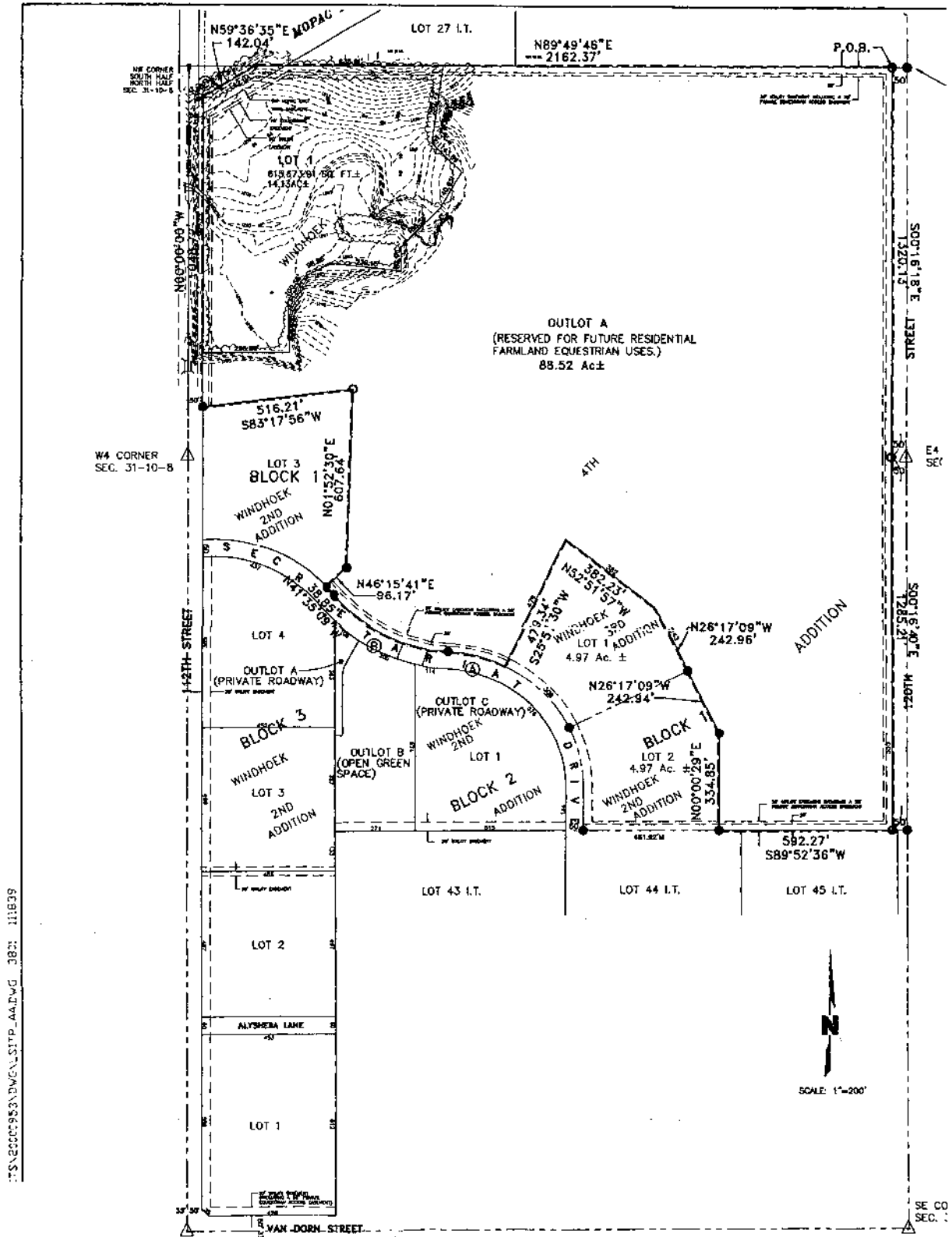
One Square Mile  
 Sec. 31 T10N R8E



009

# WINDHOEK 4th ADDITION

AMENDMENT TO THE C.U.P.  
SITE PLAN



## GENERAL SITE NOTES

1. THE DEVELOPER WILL SURFACE THE ROADWAYS WITH 3" OF CRUSHED ROCK AND 1" OF GRAVEL IN ACCORDANCE WITH LANCASTER COUNTY STANDARDS FOR MAINTAENANCE.
2. THE DEVELOPER PROPOSES THE USE OF PRIVATE INDIVIDUAL WELLS FOR POTABLE WATER SUPPLY AND INDIVIDUAL WASTEWATER SYSTEMS, EACH TO BE APPROVED BY THE CITY COUNTY HEALTH DEPARTMENT, OR CONNECTION TO LANCASTER COUNTY RURAL WATER DISTRICT.
3. ROADWAY CONSTRUCTION AND GRADING SHALL ADHERE STRICTLY TO THE REQUIREMENTS AS STATED WITHIN RESOLUTION #3039 OF STREET DESIGN STANDARDS.
4. ACCESS TO S. 112TH, S. 120TH AND VAN DORN STREETS IS RELINQUISHED EXCEPT AS FOLLOWS:
  - A. LOT 1 SHALL ONLY HAVE ACCESS THROUGH A PRIVATE ROADWAY.
  - B. ALL LOTS SHALL HAVE ACCESS TO ALL ROADS FOR FARMING PURPOSES ONLY.
  - C. LOT 1 WINDHOEK 4th ADDITION SHALL HAVE ACCESS TO S. 112th STREET
5. TREE MASSES ARE TO REMAIN, EXCEPT WHERE ROADWAYS OR BUILDINGS ARE LOCATED.
6. THERE SHALL BE A 20' PRIVATE EQUESTRIAN ACCESS EASEMENT ALONG ALL PRIVATE ROADWAYS AND PUBLIC RIGHT-OF-WAYS AND ALL OTHER LOCATIONS AS SHOWN. THERE SHALL BE A 30' PRIVATE EQUESTRIAN ACCESS EASEMENT ALONG THE NORTH PROPERTY LINE OF OUTLOT A.
7. THE DEVELOPER AGREES TO COMPLY WITH PROVISIONS OF THE LAND SUBDIVISION ORDINANCE REGARDING LAND PREPARATION.
8. TOTAL USAGE:
  - 9 ACREAGE LOTS
  - 4 OUTLOTS

OUTLOT "A"	2ND ADDITION PRIVATE ROADWAY
OUTLOT "B"	2ND ADDITION OPEN/GREEN SPACE
OUTLOT "C"	2ND ADDITION PRIVATE ROADWAY
OUTLOT "A"	3RD ADDITION FUTURE RESIDENTIAL - FARMLAND EQUESTRIAN USES.

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TOTAL BLOCKS - 1

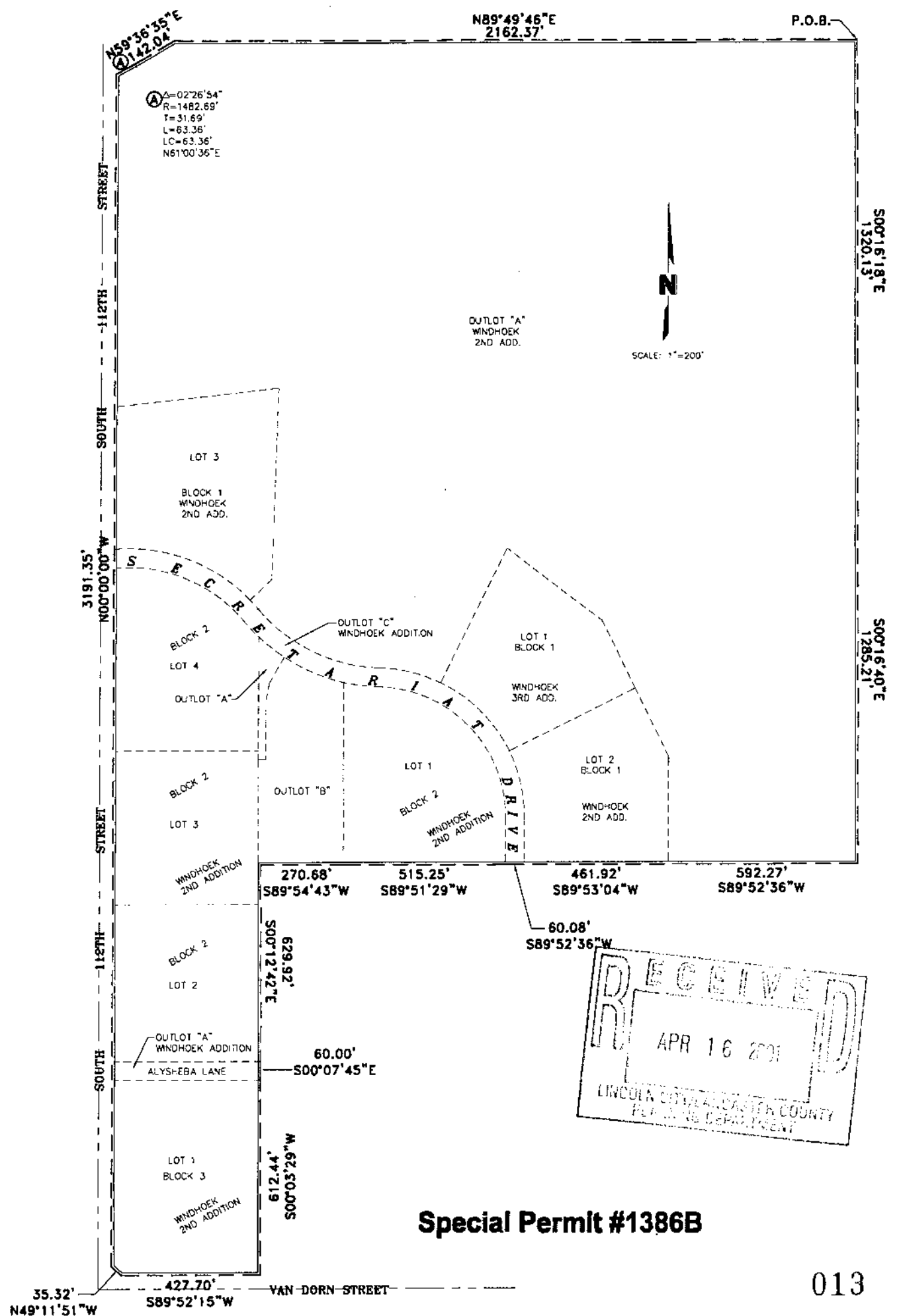
TOTAL LOTS - 9
9. THE EXISTING SITE IS ZONED AG, A CHANGE OF ZONE TO AGR IS BEING REQUESTED.
10. LAGOONS SHALL NOT BE PROHIBITED IF A SEPTIC SYSTEM CAN NOT BE APPROVED.
11. THE LOWEST BUILDING OPENING SHALL BE 1' ABOVE THE 100 YEAR FLOOD PLAIN ELEVATION.

### LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF OUTLOTS "A" AND "C", WINDHOEK ADDITION, AND LOTS 2 AND 3, BLOCK 1, AND LOTS 1, 2, 3 AND 4, BLOCK 2 AND LOT 1, BLOCK 3 AND OUTLOTS "A" & "B" WINDHOEK 2<sup>ND</sup> ADDITION, AND LOT 1, BLOCK 1 AND OUTLOT "A", WINDHOEK 3<sup>RD</sup> ADDITION, ALL LOCATED IN SECTION 31, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT "A" OF SAID WINDHOEK 3<sup>RD</sup> ADDITION; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 16 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A" OF WINDHOEK 3<sup>RD</sup>, A DISTANCE OF 1320.13 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 16 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A" OF WINDHOEK 3<sup>RD</sup>, A DISTANCE OF 1285.21 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "A" OF SAID WINDHOEK 3<sup>RD</sup> ADDITION; THENCE SOUTH 89 DEGREES 52 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF OUTLOT "A", SAID WINDHOEK 3<sup>RD</sup> ADDITION, A DISTANCE OF 592.27 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 52 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF LOT 2, BLOCK 1 OF SAID WINDHOEK 2<sup>ND</sup> ADDITION, A DISTANCE OF 461.92 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 52 MINUTES 36 SECONDS WEST ALONG A SOUTH LINE OF OUTLOT "C" OF SAID WINDHOEK ADDITION, A DISTANCE OF 60.08 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 51 MINUTES 29 SECONDS WEST ALONG THE SOUTH LINE OF LOT 1, BLOCK 2 OF SAID WINDHOEK 2<sup>ND</sup> ADDITION, A DISTANCE OF 515.25 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF OUTLOT "B" OF SAID WINDHOEK 2<sup>ND</sup> ADDITION, A DISTANCE OF 270.68 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 12 MINUTES 42 SECONDS EAST ALONG THE EASTERLY LINE OF LOTS 2 AND 3, BLOCK 2 OF SAID WINDHOEK 2<sup>ND</sup> ADDITION, A DISTANCE OF 629.92 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 07 MINUTES 45 SECONDS EAST ALONG THE EASTERLY LINE OF OUTLOT "A" OF SAID WINDHOEK ADDITION, A DISTANCE OF 60.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 03 MINUTES 29 SECONDS WEST ALONG THE EASTERLY LINE OF LOT 1, BLOCK 3 OF SAID WINDHOEK 2<sup>ND</sup> ADDITION, A DISTANCE OF 612.44 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, SAID WINDHOEK 2<sup>ND</sup> ADDITION; THENCE SOUTH 89 DEGREES 52 MINUTES 15 SECONDS WEST ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 3, SAID WINDHOEK 2<sup>ND</sup> ADDITION, A DISTANCE OF 427.70 FEET TO A POINT OF DEFLECTION; THENCE NORTH 49 DEGREES 11 MINUTES 51 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF LOT 1, BLOCK 3 SAID WINDHOEK 2<sup>ND</sup> ADDITION, A DISTANCE OF 35.32 FEET TO A POINT OF DEFLECTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 112<sup>TH</sup> STREET, A DISTANCE OF 3780.64 FEET TO A POINT; THENCE ALONG A CURVE IN A COUNTER-CLOCKWISE DIRECTION, HAVING A RADIUS OF 1482.69 FEET, ARC LENGTH OF 63.36 FEET, DELTA ANGLE OF 02 DEGREES 26 MINUTES 54 SECONDS, A CHORD BEARING OF NORTH 61 DEGREES 00 MINUTES 36 SECONDS EAST ALONG A NORTHEASTERLY LINE OF OUTLOT "A" OF SAID WINDHOEK 3<sup>RD</sup> ADDITION, AND A CHORD LENGTH OF 63.36 FEET TO A POINT; THENCE NORTH 59 DEGREES 36 MINUTES 35 SECONDS EAST ALONG A NORTHEASTERLY LINE OF OUTLOT "A" OF SAID WINDHOEK 3<sup>RD</sup> ADDITION, A DISTANCE OF 142.04 FEET TO A POINT OF DEFLECTION; THENCE NORTH 89 DEGREES 49 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF OUTLOT "A" OF SAID WINDHOEK 3<sup>RD</sup> ADDITION, A DISTANCE OF 2162.37 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 153.65 ACRES, OR 6,693,397.26 SQUARE FEET MORE OR LESS.





**OLSSON ASSOCIATES**  
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

20 March 2001

Mr. Mike DeKalb  
Planning Department  
County-City Building  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

Re: Windhoek 4<sup>th</sup> Addition Amendment to the C.U.P.  
OA Project No. 2000-0953.02

Dear Mike:

Enclosed find the following documents for the above mentioned project:

1. 21 Copies of the Site Plan.
2. Change of Zone Application.
3. Change of Zone Legal Description and Exhibit.
4. \$290 Change of Zone Fee.
5. Special Permit Application.
6. \$215 C.U.P. Application Fee.
7. Ownership Certificate.

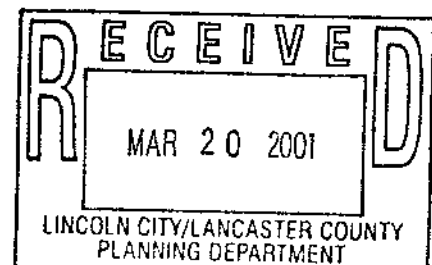
On behalf of the Owner/Developer, Richard H. and Marti Ann Hudson, 11403 Van Dorn, Lincoln, Nebraska 68461, Phone No. (402) 488-3366, we are requesting a Change of Zone from AG to AGR for the area shown on the Site Plan. This area is within the comprehensive plans future low density residential designation. We are requesting an amendment to the C.U.P. for the addition of 1 (one) acreage lot within Block 1.

If you have any questions, or require further information please call.

Sincerely,

Gary L. Bredehoft  
Encls.

cc Richard & Ann Hudson



# Memorandum

**To:** Ray Hill, Planning  
**From:** Rachel Martin, Parks and Recreation  
**Date:** March 29, 2001  
**Re:** Windhoek 4<sup>th</sup> Addition SP # 1386B

Parks and Recreation Department staff have reviewed the above-referenced proposal and have no comments.

Please phone me at 441-7936 with any questions.

# Memorandum

**To:** Ray Hill, Planning Department -- *MIKE D.*  
**From:** Charles W. Baker, Public Works and Utilities *Bull*  
**Subject:** Special Permit # 1386B/Change of Zone # 3319, Windhoek 4th Addition  
**Date:** March 29, 2001  
**cc:** Roger Figard, Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the request for a Change of Zone from AG to AGR and for the addition of one acreage lot within Block 1, Windhoek 4th Addition located at approximately N 114th and Van Dorn. Public Works finds the request satisfactory and has no objections.

### LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF OUTLOTS "A" AND "C", WINDHOEK ADDITION, AND LOTS 2 AND 3, BLOCK 1, AND LOTS 1, 2, 3 AND 4, BLOCK 2 AND LOT 1, BLOCK 3 AND OUTLOTS "A" & "B" WINDHOEK 2<sup>ND</sup> ADDITION, AND LOT 1, BLOCK 1 AND OUTLOT "A", WINDHOEK 3<sup>RD</sup> ADDITION, ALL LOCATED IN SECTION 31, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT "A" OF SAID WINDHOEK 3<sup>RD</sup> ADDITION; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 16 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A" OF WINDHOEK 3<sup>RD</sup>, A DISTANCE OF 1320.13 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 16 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A" OF WINDHOEK 3<sup>RD</sup>, A DISTANCE OF 1285.21 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "A" OF SAID WINDHOEK 3<sup>RD</sup> ADDITION; THENCE SOUTH 89 DEGREES 52 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF OUTLOT "A", SAID WINDHOEK 3<sup>RD</sup> ADDITION, A DISTANCE OF 592.27 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 52 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF LOT 2, BLOCK 1 OF SAID WINDHOEK 2<sup>ND</sup> ADDITION, A DISTANCE OF 461.92 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 52 MINUTES 36 SECONDS WEST ALONG A SOUTH LINE OF OUTLOT "C" OF SAID WINDHOEK ADDITION, A DISTANCE OF 60.08 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 51 MINUTES 29 SECONDS WEST ALONG THE SOUTH LINE OF LOT 1, BLOCK 2 OF SAID WINDHOEK 2<sup>ND</sup> ADDITION, A DISTANCE OF 515.25 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF OUTLOT "B" OF SAID WINDHOEK 2<sup>ND</sup> ADDITION, A DISTANCE OF 270.68 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 12 MINUTES 42 SECONDS EAST ALONG THE EASTERLY LINE OF LOTS 2 AND 3, BLOCK 2 OF SAID WINDHOEK 2<sup>ND</sup> ADDITION, A DISTANCE OF 629.92 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 07 MINUTES 45 SECONDS EAST ALONG THE EASTERLY LINE OF OUTLOT "A" OF SAID WINDHOEK ADDITION, A DISTANCE OF 60.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 03 MINUTES 29 SECONDS WEST ALONG THE EASTERLY LINE OF LOT 1, BLOCK 3 OF SAID WINDHOEK 2<sup>ND</sup> ADDITION, A DISTANCE OF 612.44 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, SAID WINDHOEK 2<sup>ND</sup> ADDITION; THENCE SOUTH 89 DEGREES 52 MINUTES 15 SECONDS WEST ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 3, SAID WINDHOEK 2<sup>ND</sup> ADDITION, A DISTANCE OF 427.70 FEET TO A POINT OF DEFLECTION; THENCE NORTH 49 DEGREES 11 MINUTES 51 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF LOT 1, BLOCK 3 SAID WINDHOEK 2<sup>ND</sup> ADDITION, A DISTANCE OF 35.32 FEET TO A POINT OF DEFLECTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 112<sup>TH</sup> STREET, A DISTANCE OF 3780.64 FEET TO A POINT; THENCE ALONG A CURVE IN A COUNTER-CLOCKWISE DIRECTION, HAVING A RADIUS OF 1482.69 FEET, ARC LENGTH OF 63.36 FEET, DELTA ANGLE OF 02 DEGREES 26 MINUTES 54 SECONDS, A CHORD BEARING OF NORTH 61 DEGREES 00 MINUTES 36 SECONDS EAST ALONG A NORTHEASTERLY LINE OF OUTLOT "A" OF SAID WINDHOEK 3<sup>RD</sup> ADDITION, AND A CHORD LENGTH OF 63.36 FEET TO A POINT; THENCE NORTH 59 DEGREES 36 MINUTES 35 SECONDS EAST ALONG A NORTHEASTERLY LINE OF OUTLOT "A" OF SAID WINDHOEK 3<sup>RD</sup> ADDITION, A DISTANCE OF 142.04 FEET TO A POINT OF DEFLECTION; THENCE NORTH 89 DEGREES 49 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF OUTLOT "A" OF SAID WINDHOEK 3<sup>RD</sup> ADDITION, A DISTANCE OF 2162.37 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 153.65 ACRES, OR 6,693,397.26 SQUARE FEET MORE OR LESS.





INTER-DEPARTMENT COMMUNICATION

DATE March 29, 2001

TO Ray Hill, City Planning - *M. D.*

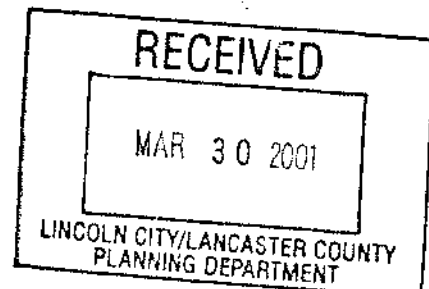
FROM Sharon Theobald  
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS  
DN #24S-116E

Attached is the Site Plan for Windhoek 4th Addition C.U.P.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the easements as noted on the map.

*Sharon Theobald*



Lancaster

DON R. THOMAS - COUNTY ENGINEER

County

Engineering

DEPUTY- LARRY V. WORRELL  
COUNTY SURVEYOR

Department

DATE: April 3, 2001

TO: Mike DeKalb  
Planning Department

FROM: Larry V. Worrell *L.V.W.*  
County Surveyor

SUBJECT: WINDHOEK 4<sup>TH</sup> ADDITION C.U.P.

Upon review, this office has no direct objections to this submittal.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

**TO:** Ray Hill *M.D.*

**DATE:** 3/30/2001

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder

**ATTENTION:**

**DEPARTMENT:** Health

**CARBONS TO:** Leon F. Vinci, MPH  
EH File  
EH Administration

**SUBJECT:** Windhoek 4<sup>th</sup> Addition  
SP #138613

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed Windhoek 4<sup>th</sup> Addition for any possible negative environmental health impacts with the following items noted.

- Water supply will be individual wells. Obtaining water should not be problem in this area. LLCHD recommends testing of the ground water since the nearby village of Walton had problems with carbon tetrachloride and some other hydrocarbon contamination. There may also be elevated levels of nitrate.
- Sewage disposal will be on-site individual systems. The soil map indicates that more than one half of lot 1 is covered by a frequently flooded soil called Kennebec Silt Loam. Most of the remaining lot is Judson Silt Loam, a water transported soil. Judson Silt Loam will percolate well enough to use a septic system. However, it appears that seasonal groundwater appears at elevation 1205. Therefore, groundwater probably occurs five feet down at elevation 1210 and eight feet down at 1213. These and lower elevations compose the majority of the lot. Septic trench bottoms must be located at least four feet above the seasonal groundwater level. The LLCHD questions if a house can be located here while attaining the aforementioned four foot restriction. Moreover, constructing a basement will make compliance with the four foot restriction requirement more difficult. And, groundwater may occur at higher levels at higher elevations since it has the proclivity to slope down to where it intersects with the waterway bed.
- Approximately half of lot 1 and part of outlot A is shown on the flood plain map to be located in the flood plain.

If you have any questions, please contact me at 441-6272.

